

PLANNING BOARD

DRAFT - Minutes of July 6, 2011

ATTENDEES: Arnie Rosenblatt, Chairman, Rich Hart, Sally Wilkins, Mike Dell Orfano, Cliff Harris, and Charlie Tiedemann, Planning Director

Chairman Rosenblatt opened the meeting at 7:30 pm.

Minutes of June 22, 2011

Line 53: Strike all to line 134, add 'The Board had a lengthy discussion on Affordable Housing'.

Line 136: Add ':58-61'

Line 137: After 3. Add 'For future discussion; After Integration add 'w/subdivision (mixed use)'.

Line: 137: After 4. Add 'For future discussion'

Sally moved approval with corrections and Mike seconded. All in favor.

Public Hearing on Tree Trimming on the following Scenic Roads: Austin Road, Baboosic Lake Road, Brook Road, Colonel Wilkins Road, County Road, Dodge Road, Eaton Road, Green Road, Lynch Farm Road, Lyndeborough Road, Mack Hill Road, Old Milford Road, Pond Parish Road, and Spring Road, for PSNH.

Sally moved to open the Scenic Road hearing and Mike seconded. All in favor.

Brian Salas, Arborist for PSNH, described the type of trimming to be done around the wires. Sally asked if all the trees will be trimmed. Brian responded only around the wires and up to around 1" in diameter.

Arnie asked about Mack Hill Road and are the stumps to be removed?

Charlie mentioned that will happen during the reconstruction that will start on Monday.

Cliff asked about the stumps left on County Road.

Brian noted that the PSNH does not deal with the stumps.

Sally said the stumps should not be removed adjacent to the wall so that the walls are not damaged. See the Amherst Highway Department.

Mike said the process of Scenic Road trimming en masse is difficult to understand – on upper Mack Hill Road several trees are dead and need to be removed.

Sally moved to close the public hearing and Cliff seconded. All in favor.

Sally moved to approve the required trimming on the roads listed and Mike seconded and added that he would like to see the County Road situation resolved. All in favor.

Lot 12-8 North Hollis Road: NRSP – Taborne

Mike Hammer, PLS, from Meridian Land Services and representing the owner and the applicant – Souhegan Lawn Care. Souhegan moved to Amherst in January from Merrimack and has trucks and employees delivering bark mulch, loam, etc. to the this area. They park on the site and use a portion of the existing barn near the Town line. Each truck has a 5 gal. container on it for the lawn mowers and trimmers, etc. The owner (Julie Taborne) lives on the site in the farmhouse. The lawn care company has stockpiles on the site but does no retail sales there.

They are not changing the site conditions – the existing lighting will stay the same – one pole in the center of the site. There will be no changes in the existing landscape.

The turn radius on the driveway limits the trucks to 10 wheel tri-axes. The Amherst Fire Department requires that the driveways can support the Town firefighting equipment.

The sight distance to the north is OK, but to the south is only 185 feet with the issue being the retaining wall in front of the farmhouse. Large trucks will have 300 feet of sight distance but not small cars.

The owner is willing to remove the retaining wall but then the trees adjacent to the wall will die or fall over and they would like to avoid the loss of the trees and privacy from the road.

Mike Dell Orfano asked what is the relationship between the owner and the applicant?

Julie Taborne responded that he is her son-in-law.

Mike then asked about the safety issue with the Amherst Police Department.

Charlie responded that the APD had no issues.

Arnie said it seems that trucks can see trucks, but cars cannot see other cars at the entrance.

Cliff suggested a warning sign be installed (perhaps blind driveway).

Sally said the storage on site of fuel and lawn chemicals is a problem.

Mike Hammer noted that no fuel is stored at the site.

John Chasseur, from Souhegan Lawn Care, explained that no fertilizing is done by them and the fuel on the trucks is for small engines (lawn mowers). No repairs are done on the site.

Sally suggested that the fuel be stored in the barn with containment.

Elizabeth Wright, an abutter in Hollis, said this was a family farm in 1944, and an agricultural use is good – keep the proposal neat and I have no problem with it.

George Bower noted that moving containers around in and out of the barn is risky.

Mike Dell Orfano said to keep the containers on the trucks in spill trays.

Sally moved to accept the plan and Mike seconded. All in favor.

Sally read the waivers.

Mike asked about monitoring wells downstream.

Mike Hammer noted that there were some downstream near the Pennichuck Brook.

Sally moved approval of all the waivers with the condition that there shall be a warning sign (trucks entering) about and opposite the end of Howe Drive with the owner paying the Amherst Highway Department to buy and install the sign. All in favor.

92 *Mike Dell Orfano moved to approve the plan and Sally seconded, with the condition that a*
93 *note shall be added to the plan that states: No pesticides, herbicides, fertilizers, or other lawn*
94 *chemicals shall be stored at the site. In addition, the proposed 'Trucks Entering' sign location*
95 *shall be shown on the plan. All in favor.*
96
97 **Lot 8-57 NH Rte. 101:** *NRSP – Richard N. Bragdon, Trustee, c/o Betsey Noble (owners),*
98 *and Labelle Winery, LLC (applicant).*
99
100 Cliff Harris stepped down for this application.
101
102 Arnie noted there were waiver requests.
103
104 Ray Shea, LLS, from Sandford Surveying and representing the applicant described the
105 location on 101 just north of Camp Road and then gave a detailed overview of the all the
106 aspects of the proposed site plan. He continued by explaining the other members of the
107 design team including Rob Woodland, from Woodland Design, Doug Miller, from Landesign
108 landscapes, Rolf Biggers, from BMA architects, Jeff Luter, from Fulcrum Associates, and
109 attorney Morgan Hollis.
110 Ray went on to mention that the site received approval from the Amherst ZBA for uses on the
111 property and the building height. Access will be from NH Rte. 101, and then described the
112 building and various functions within it, the parking areas, the septic fields, and the storm
113 water drainage design including the detention areas. He continued with the traffic turning and
114 entering details, and mentioned the sledding hill parking area which at this time would not be
115 considered. He said the building has a 9400 sf footprint and then described the interior of the
116 building.
117 Rob Woodland then discussed the 101 upgrade including the turn lanes and sight distances.
118 He noted the traffic numbers for the use of the building and parking capacity.
119 Doug Miller told the Board that this was a unique site with existing fields and tree lines and
120 then went on to describe how the existing and proposed landscaping including the vineyards
121 worked together and they presented some photo opportunity areas for weddings at the site.
122 He continued with descriptions of the vegetable and herb gardens with areas for shade
123 around the patios.
124 Rolf Biggers noted to the Board that this was not a typical design and has an excellent
125 location to work with. He mentioned that he looked at integration of the uses at the site and
126 described the different rooms and floors and noted that all relate to the vineyards using the
127 slopes to fit the building into that produces a positive effect for the Town of Amherst. He told
128 the Board there will be no pylon sign, only a wall sign.
129 Jeff then showed the Board a video visual of the site.
130
131 Rich asked how many employees at this site? Rob answered about 12, but they all would
132 have varied schedules. There would also be up to 200 guests at a wedding and this was
133 worked into the traffic counts and design.
134 Sally asked about the parking waiver and the number of cars. Would there be weddings,
135 tasting room use, retail, etc. all at the same time?
136 Rob said that by experience they would have to schedule events so as to not exceed parking
137 capacity.

138 Sally noted she is OK with the parking waiver.
139 Mike asked about the KNA – Keach letter on other approvals.
140 Ray said they will be OK with that as part of a conditional approval.
141 Mike mentioned the acceleration lane looks short.
142 Rob responded that it meets the warrants for a right hand turn out of the site, and there is
143 excellent sight distance to the west. This is the DOT standard type of acceleration lane based
144 on use.
145 George Bower, the Planning Board’s consultant, noted that his concerns with the entrance
146 have been addressed. The volume of traffic at special events is an issue for parking – drivers
147 do not know how to park efficiently without parking lines and bad weather makes the situation
148 worse. They need to manage events to make the parking work and site circulation is tight for
149 this size lot – the drop off and parking is congested.
150 George then spoke about winery waste generation, including wine making waste, food waste,
151 and large loading for events.
152 Mike asked George for his recommendations which George responded that they should test
153 the septic tank effluent.
154 Arnie summarized that George is suggesting that they manage their events for parking and
155 drop off traffic, and test the septic tank effluent periodically.
156 Sally asked if they need an Integrated Pest Management program. She and George felt the
157 site was not large enough for that.
158 Mike asked about food preparation and Ray answered some is done there but most is
159 brought in.
160 Amy Labelle was not sure about dish washing but probably we will do it there.
161 Ray noted the septic design is based on a restaurant.
162
163 Charlie Vars noted for the Board he was in favor of this application and presented a letter of
164 support which he read to the Board.
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166 *Sally moved approval of the topographical survey waiver and Mike seconded. All in favor.*
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168 *Mike moved approval of the parking waiver with the conditions that, no parking is allowed on*
169 *NH Rte. 101, and that the functions are limited to 150 people maximum without a parking*
170 *attendant. Sally seconded. All in favor.*
171
172 *Mike moved approval of the application with the conditions that there is septic tank analysis*
173 *for four (4) years, and the KNA – Steve Keach recommendations for required permits, and*
174 *Sally seconded. All in favor.*
175
176 Regional Impact:
177
178 Lot 8-3-1 NH Rte. 101: NRSP
179
180 Lot 6-100 Baboosic Lake Road: Subdivision
181
182 Lot 6-68-32 and 20-37 Limbo Lane and NH Rte. 101: Affordable Housing Suitability
183

184 *Sally moved no Regional Impact for all three (3) and Cliff seconded. All in favor.*
185
186 *Cliff moved to adjourn at 10:20 pm and Sally seconded. All in favor.*